

Atlas Construction, Ltd.

Nevada Lic# 53500

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June 26th, 2007

City of Las Vegas

Planning & Development Department

731 South 4th street

Las Vegas, Nevada 89101

APN 139-35-211-036

Re: Justification letter for re-zoning

TO WHOM IT MAY CONCERN:

On behalf of my client, Raul Gil, the property owner of the above referenced parcel(s) I am requesting rezoning from the current R-4 to C-2 zoning.

We feel this is a rational request and that the rezoning to C-2 is a proper zoning for this area. To rezone this parcel from R-4 to C-2 would be consistent use with the General Plan of this area or a Mixed Use.

Mr. Gil owns APN139-35-211-035 located at 305 North 11th Street and APN139-35-211-036 located at 1029 Stewart Avenue which are both zones C-2. To rezone the property at 311 North 11th Street to C-2 would be comparable to these two adjacent parcels to the South and to the immediate area.

Your favorable consideration to this project would greatly be appreciated.

Sincerely

Atlas Construction, Ltd.



Per: Ray Desjardins

ZON-23579 VAR-23580

VAR-23582 SUP-23583

SDR-23577 09/13/07 PC